

EX 0853 PG 1761

143.50

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

98-02548

FILED AND RECORDED IN PUBLIC  
RECORDS OF COLUMBIA COUNTY

1998 FEB 18 PM 4:31

RETURN TO:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328  
97-730

Grantee #1 S.S. [REDACTED]

Grantee #2 S.S. [REDACTED]

Property Appraiser's  
Parcel Identification No.  
22-3s-16-02268-520

Documentary Stamp

Intangible Tax

P. DeWitt Cason

Clerk of Court

By MCK D.C.

143.50

REC.  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY MCK D.C.

### WARRANTY DEED

THIS INDENTURE, made this 17th day of February, 1998, BETWEEN  
WOODBOROUGH CORPORATION, a Florida corporation, whose post office  
address is Route 8, Box 804, Lake City, Florida 32055, of the  
County of Columbia, State of Florida, grantor\*, and J. MICHAEL  
CONLON and his wife, SHARON W. CONLON, whose post office address is  
Route 12, Box 542, Lake City, Florida 32055, of the County of  
Columbia, State of Florida, grantee\*.

WITNESSETH: that said grantor, for and in consideration of  
the sum of Ten Dollars (\$10.00), and other good and valuable  
considerations to said grantor in hand paid by said grantee, the  
receipt whereof is hereby acknowledged, has granted, bargained and  
sold to the said grantee, and grantee's heirs and assigns forever,  
the following described land, situate, lying and being in Columbia  
County, Florida, to-wit:

Lot 10, WOODBOROUGH PHASE 6, a subdivision according to  
plat thereof recorded in Plat Book 6, Page 126 of the  
public records of Columbia County, Florida.

AND

BEGIN at the Northeast corner of said Lot 10 of  
WOODBOROUGH PHASE 6 and run S 78°07'13" W, along the  
North line of said Lot 10 a distance of 181.96 feet;  
thence N 00°05'44" E, 32.81 feet; thence N 88°30'20" E,  
178.07 feet to the Northeast corner of said Lot 10 and  
the Point of Beginning.

LESS AND EXCEPT: A part of said Lot 10 of WOODBOROUGH  
PHASE 6, described as follows: Commence at the Northeast  
corner of said Lot 10 of WOODBOROUGH PHASE 6 and run S  
78°07'13" W, along the North line of said Lot 10 a  
distance of 181.96 feet to the Point of Beginning; thence  
S 00°05'44" W, 112.25 feet to a point on the West line of  
said Lot 10; thence N 29°54'16" W, along said West line  
115.47 feet to the Northwest corner of said Lot 10;  
thence N 78°07'13" E, along the North line of said Lot 10  
a distance of 59.02 feet to the Point of Beginning.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

DeEtte F. Brown  
(First Witness)  
DeEtte F. Brown  
Printed Name

WOODBOROUGH CORPORATION

By: William C. Rowan (SEAL)  
William C. Rowan  
President

Lisa C. Ogburn  
(Second Witness)  
Lisa C. Ogburn  
Printed Name

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17th day of February, 1998, by William C. Rowan, President of WOODBOROUGH CORPORATION, a State of Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

DeEtte F. Brown  
Notary Public  
My Commission Expires: \_\_\_\_\_



BR 0853 PG 1762  
OFFICIAL RECORDS